

ARTICLE I

CHAPTER 1. TITLE

An ordinance, in pursuance of the authority granted by Sections 13-7-201 through 13-7-210 and 13-7-301 through 13-7-305, Tennessee Code Annotated, to provide for the establishment of districts within the City of Portland, Tennessee and the Portland Planning Region: to regulate within such districts, the location, height, bulk, number of stories and size of buildings and other structures, the percentage of lot occupancy, the size of open spaces, the density of population, and the uses of land, buildings, and other structures for trade, industry, residence, recreation, public activities and similar purposes to include special districts for areas subject to flooding and areas developed as a planned unit; to provide regulations governing nonconforming uses and structures; to provide for a Board of Appeals and for its powers and duties; to provide for permits; to establish and provide for the collection fees; to provide for the administration of this ordinance and for the official whose duty it shall be to enforce the provisions thereof; to provide penalties for the violation of this ordinance; and to provide for conflicts with other ordinances or regulations.

1-102 SHORT TITLE

This ordinance may be cited as the Combined Zoning Ordinance of the City of Portland, Tennessee and the Portland Planning Region.

1-103 REPEAL

The existing zoning regulations of the City of Portland (Ordinance 123, as Amended), and the Zoning Ordinance of the Portland Planning Region (Ordinance 327, as Amended) are hereby repealed. The adoption of this ordinance, however, shall not affect nor prevent any pending or future prosecution of an action to abate any existing violation of said existing regulations, as amended, if the violation is also a violation of this ordinance.

CHAPTER 2. LEGISLATIVE ENACTMENT

WHEREAS, Sections 13-7-201 through 13-7-306 of the Tennessee Code Annotated empower the city to enact a zoning ordinance and to provide for its administration, enforcement and amendment, and

WHEREAS, the City Council deems it necessary, for the purpose of promoting the health, safety, morals, and general welfare of the city and its planning region to enact such an ordinance, and

WHEREAS, the City Council, pursuant to the provisions of Section 13-7-202 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein, and

WHEREAS, the Planning Commission has divided the city and region into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements, and

WHEREAS, the Planning Commission has given reasonable consideration among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate uses for the land throughout the planning region, and

WHEREAS, the Planning Commission has submitted its final report to the City Council, and

WHEREAS, the City Council has given due public notice of hearings related to zoning districts, regulations, and restrictions, and has held public hearings, and

WHEREAS, all requirements of Sections 13-7-202 through 13-8-306 of the Tennessee Code Annotated, with regard to the preparation of the report of the Planning Commission and subsequent action of the City Council have been met;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, TENNESSEE: